
Z-2500
ANDREW S. GUTWEIN
PDNR TO GB

STAFF REPORT
August 9, 2012

Staff Report
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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of owner, is requesting the rezoning of 2.509 acres from PDNR to GB. The land in question is part of a planned development, known as Sycamore Professional Village. Phase one is the only portion of the PD built and is located directly south. No plans for this portion of the site have been given. The property is located on the north side of Veterans Memorial Parkway South on the south side of Cliburn Road, Lafayette, Wea 9 (NE) 22-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The site in question and land to the south is zoned PDNR associated with Sycamore Professional Village Planned Development (Z-2178 and Z-2387). R3 zoning is located to the north across Cliburn Road and PDRS zoning is to the northeast. GB zoning is located on both the east and west sides of the site.

AREA LAND USE PATTERNS:

This property is currently unimproved. Two of the six commercial condominium buildings planned with Sycamore Professional Village have been built to the south. These buildings house a variety of uses including an insurance agent, medical offices and a payroll service business. To the west is a sports bar/restaurant and duplexes are located to the north. Land to the east is unimproved. To the northeast is Brittany Chase PD, a residential development.

TRAFFIC AND TRANSPORTATION:

The site has access to Veterans Memorial Parkway via Cliburn Road (public) and IFCU Drive (private).

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities serve the site. No buffering would be required if this rezone is approved.

STAFF COMMENTS:

Sycamore Professional Village Planned Development was originally approved in 2004 with six 1-story office buildings with individual units in condominium ownership. Only two of these buildings were built, the remaining four buildings would have occupied the site in question. In 2008, the PD was rezoned again to accommodate additional signage not anticipated in the original plan (signage can only be changed in a PD by going through the rezoning process). No Final Detailed Plans for this revised project

were ever recorded and now it has been abandoned. According to petitioner, the two existing buildings are mostly occupied, however, due to market forces, this type of project is no longer viable for this location, as evidenced by the site in question not being developed for nearly 8 years. Petitioner would like GB zoning for this site as it would allow a wider, more unrestricted list of uses and more flexibility for site layout.

One of the reasons behind staff support for this planned development was petitioners' voluntary limit of uses normally permitted in a GB zone. According to the staff report from 2004, "The uses allowed in this development are consistent with those usually found in NB zones and afford protection to existing and future residential uses."

With guidance from the Comprehensive Plan, staff has supported NB rezone requests along this portion of Veterans Memorial Parkway because uses permitted in the NB zones were consistent with the Land Use Element and compatible with existing residential development. Returning the site to GB zoning does not offer nearly as much protection; staff would support NB zoning for this location.

STAFF RECOMMENDATION:

Denial